

TRUE NORTH (Geoid)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1 inch equals 200 feet

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Orthophotogrammetry, digitization and field location

and no liability is assumed by D.B. Kosie & Associates, LLC (R.L. Kosie, PS 8167)
for the existence, location, condition, type or size of any structure shown hereon, any
mistaking or malapropism, or that which is not shown on this drawing.

CONDITIONS, EASEMENTS, RESTRICTIONS OR ENCUMBRANCES DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC (R.L. Kosie, PS 8167)
for the existence of any Condition, Easement, Restriction or Encumbrance of record
shown or not shown on this drawing, that which has not been recorded, nor any
mistaking or malapropism. It is advised to contract a qualified Attorney who
specializes in Property Law.

RIPARIAN CLAUSE

Excepting from the above described premises
any part thereof resulting through change in
the course of the Chagrin River, occasioned by
other than natural causes or by natural causes
other than accretion.

MAP OF RESURVEY OF

PPN 843-31-005

John M. Onysko, Trustee
1960 County Line Road

DEED OF RECORD:

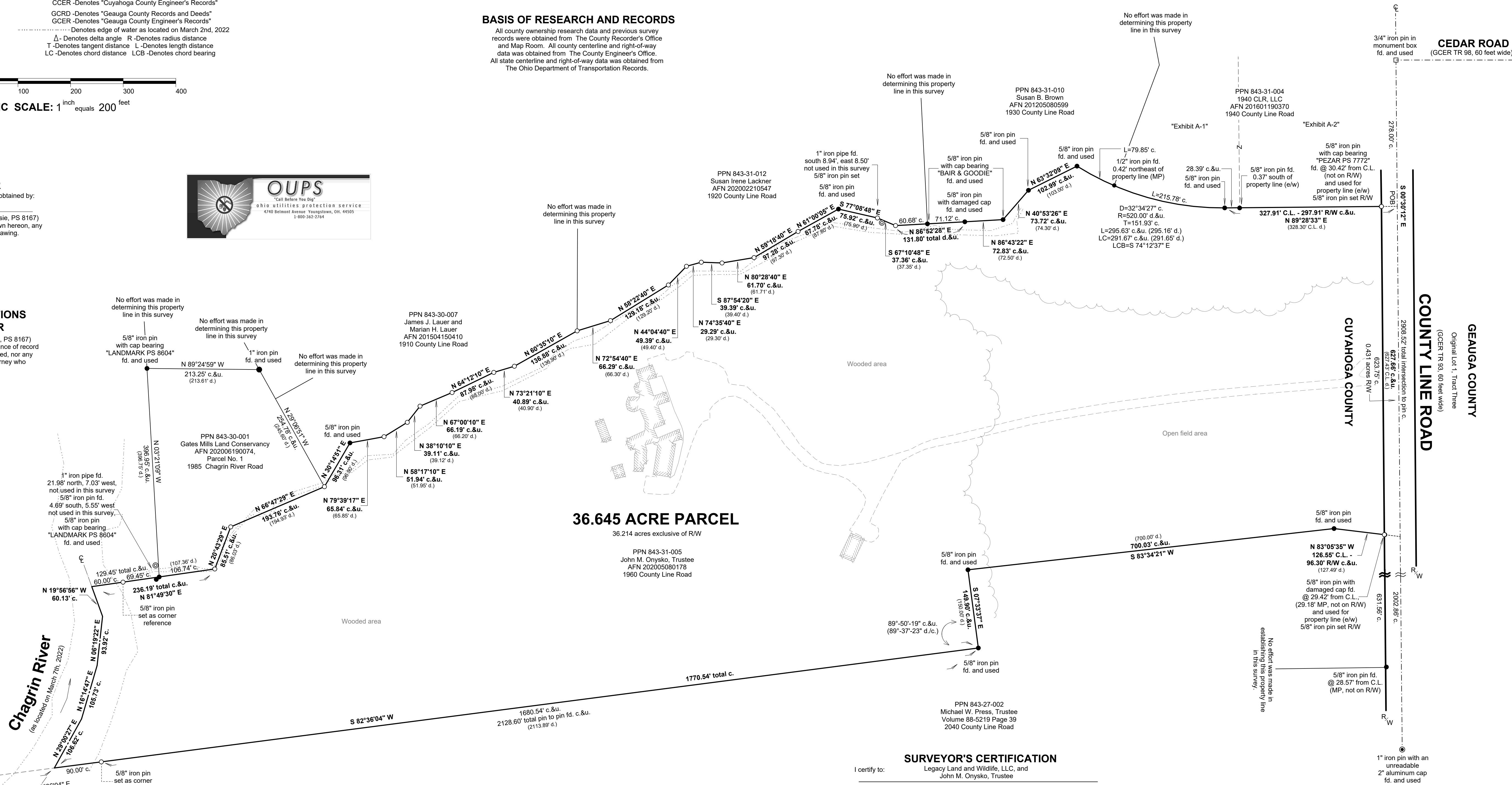
AFN 202005080178

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey
records were obtained from The County Recorder's Office
and Map Room. All county centerline and right-of-way
data was obtained from The County Engineer's Office.
All state centerline and right-of-way data was obtained from
The Ohio Department of Transportation Records.

Situated in The Village of Gates Mills, County of Cuyahoga and State of Ohio and known as being part of Original Mayfield Township Lots 4 and 5, in Tract 3 within said Township and Township 8N, Range 10W in the Connecticut Western Reserve	Month: April	Page: ONE
Survey for: Legacy Land and Wildlife, LLC, in care of John M. Onysko, Trustee	Year: 2022	ONE

Checked on April 22nd, 2022 by RLK



SURVEYOR'S CERTIFICATION

I certify to:
Legacy Land and Wildlife, LLC, and
John M. Onysko, Trustee

that I have surveyed these premises and prepared this Plat of Survey in
accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code
governing Land Surveys in The State of Ohio. The bearings shown hereon
are based on True North using The ODOT VRS and CORS GNSS Network
(NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with
decimal parts. The above certification is intended only to those parties named herein,
and is valid only when accompanied by an original signature below. In accordance with
the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations
of this Survey hereby expires four (4) years from the date shown hereon. The
undersigned has not been provided a Title Examination and this Survey is based only
on the documents shown hereon. No liability is assumed for the existence of any
other documents that may affect the surveyed premises that would be revealed
by a Title Examination. The undersigned assumes no liability for the use of
unauthorized copies of this Plat of Survey, nor for any use, or reliance upon,
by persons other than those specifically named herein for the intended purpose
of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167

Signed and sealed on this 24th day of March, 2022

REFERENCES

*The undated survey prepared by McSteen and Associates, Inc.,
recorded in AFN 201601190370, Exhibit "A-1" of CCRD.
*The September 24, 1976 survey prepared by Bauer Surveys Company,
recorded in AFN 201601190370 as Exhibit "A-2" of CCRD.
*The July 25th, 1979 survey prepared by Bauer Surveys Company, recorded
in AFN 202002210547 of CCRD.
*The February 2nd, 1981 calculated survey prepared by McSteen and
Associates, Inc., recorded in AFN 201205080599 of CCRD.
*The August, 1998 survey prepared by Stephen Hovancsek & Associates, Inc.,
Stephen Hovancsek, Registered Surveyor 5160, recorded in
AFN 201504150410 of CCRD.
*The August 24th, 1988 survey of Fox Ledges Subdivision Phase No. 2,
prepared by Bauer Surveys Co., A. Thomas Powers, P.S. 4432, recorded
in plat Volume 20, Pages 74 and 75 of GCRD.
*The August, 1998 survey prepared by Stephen Hovancsek & Associates Inc.,
Registered Surveyor 5160, recorded in AFN 201504150410 of CCRD.
*The November, 2017 Final Plat for Hunting Valley Preserve, prepared by
David Rapp Registered Professional Surveyor S-7597, recorded in
Volume 42, Page 111-112 of GCRD.



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying

(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



DBK MAP 1198 2022



36.645 ACRE PARCEL

0.431 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 843-31-005

John M. Onysko, Trustee, AFN 202005080178 of Cuyahoga County Records and Deeds (CCRD). 1960 County Line Road.

Situated in the Village of Gates Mills, County of Cuyahoga and State of Ohio and known as being part of Original Mayfield Township Lots 4 and 5, in Tract 3, within said Township and Township 8N, Range 10W in the Connecticut Western Reserve and bounded and described as follows:

Beginning a 3/4" iron pin in a monument box found at the centerline intersection of County Line Road (Geauga County Township Road 93, 60 feet wide) and Cedar Road (Geauga County Township Road 98, 60 feet wide).

Thence South 00°30'12" East, along the centerline of said County Line Road, 278.00 feet to the southeasterly corner of PPN 843-31-004 as conveyed to 1940 CLR, LLC, recorded in AFN 201601190370 of ACRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°30'12" East, continuing along said centerline, a frontage distance of 627.66 feet to a northeasterly corner of PPN 843-27-002 as conveyed to Michael W. Press, Trustee, recorded in Volume 88-5219 Page 39 of ACRD, being a southeasterly corner of the parcel herein described.

Thence North 83°05'35" West, along a northerly line of said Press' land, passing through a 5/8" iron pin with a damaged cap found at 29.42 feet (29.18' measured perpendicularly, not on R/W), a 5/8" iron pin set at 30.25 feet, a total distance of 126.55 feet to a 5/8" iron pin found at an angle point therein.

Thence South 83°34'21" West, along a northerly line of said Press' land, 700.03 feet to a 5/8" iron pin found at a northwesterly corner thereof.

Thence South 07°33'37" East, along a westerly line of said Press' land, 149.90 feet to a 5/8" iron pin found at a southeasterly corner of the parcel herein described.

36.645 ACRE PARCEL (continued)

Thence South 07°33'37" East, along a westerly line of said Press' land, 149.90 feet to a 5/8" iron pin found at a southeasterly corner of the parcel herein described.

Thence South 82°36'04" West, along a northerly line of said Press' land, passing through a 5/8" iron pin set as a corner reference at 1680.54 feet, a total distance of 1770.54 feet to the center of the Chagrin River as located on March 7th, 2022, being the southwesterly corner of the parcel herein described and located North 82°36'04" East, 358.06 feet from a 5/8" iron pin in a 3/4" iron pipe found therefrom.

Thence downstream, along the center of the Chagrin River, the following four (4) courses:

- 1.) Thence North 29°00'27" East, 106.62 feet to an angle point therein;
- 2.) Thence North 16°14'47" East, 105.73 feet an angle point therein;
- 3.) Thence North 06°19'22" East, 93.92 feet to an angle point therein; and
- 4.) Thence North 19°56'56" West, 60.13 feet to the most northwesterly corner of the parcel herein described.

Thence North 81°49'30" East, along a northerly line of the parcel herein described and passing through a 5/8" iron pin set as a corner reference at 60.00 feet, a total distance of 129.45 feet to a 5/8" iron pin with cap bearing "LANDMARK PS 8604" found at the southwesterly corner of PPN 843-30-001 as conveyed to Gates Mills Land Conservancy (GMLC), recorded in AFN 202006190074, Parcel No. 1 of ACRD.

Thence North 81°49'30" East, continuing along said northerly line of the parcel herein described and a southerly line of the said GMLC parcel, 106.74 feet to a 5/8" iron pin set and an angle point therein and a southeasterly corner thereof, being located North 81°49'30" East, a total distance of 236.19 feet from the said most northwesterly corner of the parcel herein described.

Thence North 20°43'29" East, along an easterly line of the said GMLC parcel, 85.51 feet to a 5/8" iron pin set at an angle point therein, being a northwesterly corner of the parcel herein described.

Thence North 66°47'29" East, along a southerly line of the said GMLC parcel, 193.76 feet to a 5/8" iron pin set at an angle point therein, at the most southwesterly corner of PPN 843-30-007 as conveyed to James J. Lauer and Marian H. Lauer, recorded in AFN 201504150410 of ACRD.

Thence along the southerly side of said Lauer's land, the following eight (8) courses:

- 1.) Thence North 30°14'51" East, 96.31 feet to a 5/8" iron pin found at an angle point therein;

36.645 ACRE PARCEL (continued)

- 2.) Thence North 79°39'17" East, 65.84 feet to a 5/8" iron pin set at an angle point therein;
- 3.) Thence North 58°17'10" East, 51.94 feet to a 5/8" iron pin set at an angle point therein;
- 4.) Thence North 38°10'10" East, 39.11 feet to a 5/8" iron pin set at an angle point therein;
- 5.) Thence North 67°00'10" East, 66.19 feet to a 5/8" iron pin set at an angle point therein;
- 6.) Thence North 64°12'10" East, 87.98 feet to a 5/8" iron pin set at an angle point therein;
- 7.) Thence North 73°21'10" East, 40.89 feet to a 5/8" iron pin set at an angle point therein; and
- 8.) Thence North 60°35'10" East, 136.88 feet to a 5/8" iron pin set at an angle point therein at the most southwesterly corner of PPN 843-31-012 as conveyed to Susan Irene Lackner, recorded in AFN 202002210547 of ACRD.

Thence along the southerly side of said Lackner's land, the following eleven (11) courses:

- 1.) Thence North 72°54'40" East, 66.29 feet to a 5/8" iron pin set at an angle point therein;
- 2.) Thence North 58°22'40" East, 129.18 feet to a 5/8" iron pin set at an angle point therein;
- 3.) Thence North 44°04'40" East, 49.39 feet to a 5/8" iron pin set at an angle point therein;
- 4.) Thence North 74°35'40" East, 29.29 feet to a 5/8" iron pin set at an angle point therein;
- 5.) Thence South 87°54'20" East, 39.39 feet to a 5/8" iron pin set at an angle point therein;
- 6.) Thence North 80°28'40" East, 61.70 feet to a 5/8" iron pin set at an angle point therein;
- 7.) Thence North 59°18'40" East, 97.28 feet to a 5/8" iron pin set at an angle point therein;
- 8.) Thence North 61°00'05" East, 87.78 feet to a 5/8" iron pin found at an angle point therein;
- 9.) Thence South 77°08'48" East, 75.92 feet to a 5/8" iron pin set at an angle point therein;
- 10.) Thence South 67°10'48" East, 37.36 feet to a 5/8" iron pin set at an angle point therein; and
- 11.) Thence North 86°52'28" East, 60.68 feet to a 5/8" iron pin with cap bearing "BAIR & GOODIE" found at the most southwesterly corner of PPN 843-31-010 as conveyed to Susan B. Brown, recorded in AFN 201205080599 of ACRD.

Thence along the southerly side of said Brown's land, the following five (5) courses:

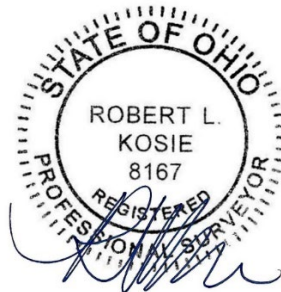
36.645 ACRE PARCEL (continued)

- 1.) Thence North 86°52'28" East, 71.12 feet to a 5/8" iron pin with a damaged cap found at an angle point therein;
- 2.) Thence North 86°43'22" East, 72.83 feet to a 5/8" iron pin with cap bearing "BAIR & GOODIE" found at an angle point therein;
- 3.) Thence North 40°53'26" East, 73.72 feet to a 5/8" iron pin found at an angle point therein;
- 4.) Thence North 63°32'09" East, 102.99 feet to a 5/8" iron pin found at a point of curvature therein; and
- 5.) Thence continuing along said southerly side of Brown's land, and along the southerly side of the aforesaid 1940 CLR, LLC parcel (PPN 843-31-004), along said curve, deflecting to the left, having a chord bearing of South 74°12'37" East, a delta angle of 32°34'27", a radius of 520.00 feet, and a chord distance of 291.67 feet, a total length distance of 295.63 feet to a 5/8" iron pin found at a point of tangency therein.

Thence North 89°28'33" East, along a southerly line of the said 1940 CLR, LLC parcel, passing by a 5/8" iron pin found 0.37 feet south of the property line at 28.39 feet, a 5/8" iron pin set at 297.91 feet, a total distance of 327.91 feet to **The Principal Place of Beginning of this Survey** and containing 36.645 acres of land, of which, 0.431 acres are within the R/W of said County Line Road, leaving 36.214 acres of land exclusive of said R/W, surveyed in April of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately described PPN 843-31-005 as conveyed to John M. Onysko, Trustee, recorded in AFN 202005080178 of ACRD. Known as being 1960 County Line Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on April 23, 2022